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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and which may hereafter thereto belong or appertain, and the rents, issues and profits therefrom, and any and all fixtures upon said premises at the time of the execution of this mortgage or at any time during the term of this mortgage;

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TO HAVE AND TO HOLD the said premises with the appurtenances unto the said mortgagee, his successors and assigns forever.

I (or if more the		ls, OR Nove exally, promise to pay to the order of	mber 17, 1989
		ndiana_corporation	
		t PO Box 50434, Indianapolis,	
EIGHT THOUSAND A	ND NO/100		DOLLAR
		IromNovember 17., 1989	
		than \$191.23 in any one paym	
		incipal; the first payment to be made on th	
		nt on the day of e aid balance hereot, it any, shall become due	
stallments is not so paid, older of this note. If this n es and collection costs of es to be fixed by the tria	the whole sum of both principal and inte ote is placed in the hands of an attorney the holder hereot, and it suit or action	erest to become immediately due and colle for collection, 1/we promise and agree to p is filed hereon, also promise to pay (1) h from any decision of the trial court, such fu	ctible at the option of t ay the reasonable attorney older's reasonable attorney
	AN THEREON DAME OUADOR	VICE A	
	AN INEREST RATE CHARGE	By: Eloise Toore, Trus	tee
	E THREE YEAR PERIOD AT ATES CHARGED BY THE	By: Bernice Saul, Trus	
	ENT FOUNDATION, INC.		
	and toundarier, ind.	Beaada Glenn, Trus	
No. 807INSTALLMENT NOTE.	By: Jacon W. lite		aw Publishing Co., Partland, OR
	Joseph V. Watkins, D.	strict Superintendent	
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	가장은 소리 동맹 영상 이상 같아.		
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The mortgagor warrants that the proceeds of the loan represented by the above described note and this mortgage are: 19 191193 19320 • 1

(b) for an organization or (even if mortgagor is a natural person) are for business or commercial purposes other than agricultural purposes.

This indenture is further conditioned upon the faithful observance by the mortgagor of the following covenants hereby expressly entered into by the mortgagor, to-wit:

That mortgagor is lawfully seized of said premises, and now has a valid and unincumbered fee simple title thereto,

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and that he will warrant and detend the same against the claims and demands of all persons whomsoever; That he will pay the said promissory note and all installments of interest thereon promptly as the same become due, according to the terior of said note;

That so long as this mortgage shall remain in force he will pay all taxes, assessments, and other charges of every nature which may be levied or assessed upon or against the said premises when due and payable, according to law, and before the same become delinquent, and will also pay all taxes which may be levied or assessed on this mortgage or the debt thereby secured, and will promptly pay and satisfy any mechanics' liens or other incumbrances that might by operation of law or otherwise become a lien upon the mortgaged premises superior to the lien of this mortgage;

That he will keep all the improvements erected on said premises in good order and repair and will not commit or suffer any waste of the premises hereby mortgaged. At the request of the mortgagee, the mortgagor shall join with the mortgagee in executing one or more financing statements pursuant to the Uniform Commercial Code, in form satisfactory to the mortgagee and will pay for filing the same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the mortgagee.

That so long as this mortgage shall remain in force he will keep the buildings now erected, or any which may hereafter be erected on said premises insured against loss or damage by fire, with extended coverage, to the extent of \$ in some companing or companies acceptable to said mortgagee and for the benefit of both parties hereto as their interests may appear, and will deliver all the policies and renewals thereof to said mortgagee.

NOW, THEREFORE, if the said mortgagor shall pay said promissory note and shall fully satisfy and comply with the covenants hereinbefore set forth, then this conveyance shall be void, but otherwise to remain in full force and virtue as a mortgage to secure the payment of said promissory note in accordance with the terms thereof and the performance of the covenants and agreements herein contained; it being agreed that any failure to make any of the payments provided for in said note or this mortgage when the same shall become due or payable, or to perform any agreement herein contained, shall give to the mortgage the option to declare the whole amount due on said note; or unpaid thereon or on this mortgage, at once due and payable and this mortgage by reason thereof may be foreclosed at any time thereafter. And if the said mortgagor shall fail to pay any taxes or other charges or any lien or insurance premium as herein provided to be done, the mortgages shall have the option to pay the same and any payment so made shall be added to and become a part of the debt secured by this mortgage, and draw interest at the rate of ten per cent per annum, without waiver, however, of any right arising from breach of any of the covenants herein.

In case a complaint is filed in a suit brought to foreclose this mortgage, the court shall, upon motion of the holder of the mortgage, without respect to the condition of the property herein described, appoint a receiver to collect the rents and profits arising out of said premises, and apply such rents and profits to the payment and satisfaction of the amount due under this mortgage, first deducting all proper charges and expenses of the receivership.

* IMPORTANT NOTICE: Delate, by lining out, whichover warranty (a) or (b) is not applicable; if warranty (a) is opplicable and if the mortgages is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the mortgagee MUST comply with the Act and Regulation by making required distributions in the purchase of a dwelling, uso Stevens-Ness Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, is Stevens-Ness Form No. 1305, or equivalent.

an amamman an an a such His to insert an a such a 22250 In the event of any suit or action being instituted to foreclose this mortgage, the losing party agrees to pay such sum as the trial court may adjudge reasonable as attorney's fees to be allowed the prevailing party in such suit or action and in the event of any appeal, the losing party agrees to pay such sum as the appellate court shall adjudge reasonable as the prevailing party's attorney's fees on such appeal; in any event the mortgagor agrees to pay all reasonable costs incurred by the mortgagee for title reports and title search, all such sums to be secured by the lien of this mortgage and included in the decree of foreclosure. In construing this mortgage, it is understood that the mortgagor or mortgagee may be more than one person; that if the context so requires, the singular shall be taken to mean and include the plural, the masculine pronoun shall mean the feminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals. the stranger thank from the form of stands that the standard day In Witness Whereof, the mortgagor has executed this instrument this 17th day of November 19 89; if a corporate mortgagor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors. Eloise Moore, 每一次時期時間時代 计记忆 美国人的特殊教育 医二乙酰乙酸 网络马斯特 tee and a lower of the second and the second second second and the By: J. Saul "我的理论"的复数或的现在分词,在"我们的"和"我们",如果是一个。 Bernice Saul Trustee By: MARLA HE HARD W. litters Joseph W. Watkins, District Superintenan Art સાર્ક્સ પુર્શનને સંદુધનું સંગળવા નાગ્ય ત્યાં આ Sec. ad a (If executed by a corporation, affix corporate scal) STATE OF OFBOON, County of ASO Y IN STATE OF OREGON, County of Klamath NOVEmber 15, 1989 Personally appeared JOSeph W. WAtKins <u>11/17</u> 19 89 THE OF THE who, being duly sworn, each for himself and not one for the other, did say that the former is the Personally appeared the above named Superintendent of president and that the talling is the Eloise Moore, Bernice Saul & Northwest District of the second of SVA 10 Beaada Glenn, Trustees Wesleyen Church Desleyen Church and that the seal attixed to the foregoing instrument is the corporate seal or said corporation and that said instrument was signed and had a failing beaccorperation and acknowledged the foregoing instrument to be their voluntary act and deed. hall of said corporation by authority of its board of directors; them acknowledged said instrument to be its voluntary act and/deed Before me: onence (OFFICIAL TOFFICIAL. Hardel W. Vau SEAL) PAMELA J. SPENCER "SEAL) 15 Not TO THE POBLE COREGON Notary Public for Gregon WAShing for 1 $\pm i$ (1 MART My commission expires: 2/10/90 100 10 THE REPORT OF THE PARTY OF T MORTGAGE STATE OF OREGON. County ofKlamath I certify that the within instru-NORTHWEST DISTRICT OF THE WESLEYAN CHURCH ment was received for record on the 1964 Summers Lane 17th day of _____ Nov. ____ 19.89, Klamath Falls, OR 97601 at. 9:17 o'clock. AM., and recorded LUIS PRINTER IN A GARAGE STREET IN LAND in book/reel/volume No...M89......on SPACE RESERVED WESLEYAN INVESTMENT FOUNDATION, INC. page 22247 or as document/fee/file/ SHEER FOR PO Box 50434 mile to the total constant in about the RECORDER S USE Indianapolis, Indiana 46250-0434 Record of Mortgages of said County. Witness my hand and seal of (1) VAFTER RECORDING RETURN TOT & DEPATTACOL County affixed. WESLEYAN INVESTMENT FOUNDATION, INC. Evelyn Biehn, County Clerk Indianapolis, Indiana 46250-0434 I for interfiction participation that the mindate of a part with the By Quilline, Mulleralsee Deputy Fee \$23.00

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